

SITE PLAN COMMITTEE
JULY 22, 2008

1. ROLL CALL

The meeting was called to order at 4:02 p.m. Committee members present were Chair Harry Venis, Vice-Chair Casey Lee, Bob Breslau, Sam Engel, Jr., and Jeff Evans. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planners Lise Bazinet and Maria Sanchez, Planning Aide Carlo Galluccio, Urban Forester Timothy Lee, and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: July 8, 2008

Mr. Breslau made a motion, seconded by Mr. Evans, to approve the minutes of July 8, 2008. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. SITE PLANS

Modification

3.1 SPM 5-1-08, Lakeside Village at Davie, 6900 Griffin Road (Griffin Corridor, WGZ) (tabled from July 8, 2008)

Jordan Klemow, the petitioner, was present. Ms. Sanchez summarized the planning report.

Mr. Klemow explained that in order to provide a “lower entry product” for the current housing market, he took a previously approved model and “shrunk it down.” Using an elevation of the approved model, he detailed the differences which made the gable model smaller and less costly.

Architectural details were discussed and Mr. Evans noted that the side elevations did not match the proposed modifications. Mr. Klemow stated that he would have the architect revise the side elevations to match the new elevation. Mr. Quigley asked that the Committee specify which plan was being approved as the Planning and Zoning Division was in possession of plans for one elevation. Mr. Abramson was given the two sets of plans which the Committee used in its review.

Vice-Chair Lee made a motion, seconded by Mr. Evans, to approve the two elevations subject to the architect revising those elevations to reflect proper structural elements and that the same elevation would not be built side-by-side. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 5-0)**

Site Plan

3.2 SP 6-9-06, West Oak Estates, 1900 SW 145 Avenue (R-1)

Gus Aguirre, representing the petitioner, was present. Ms. Bazinet summarized the planning report via a PowerPoint presentation.

Mr. Aguirre stated that he had worked closely with staff to be sure that the site was in compliance with all Code regulations. Mr. Engel asked if the lots were to be individually sold. Mr. Aguirre responded that it was their intention at this point in time. That being said, Vice-Chair Lee asked if the landscaping would be incorporated before the first lot. Mr. Aguirre indicated that landscaping of the buffers would be part of the site development. Mr. Engel asked if that meant that the sidewalks would be installed originally and Mr. Aguirre responded affirmatively.

For the sake of uniformity, Vice-Chair Lee recommended that the street trees and the buffers be planted at the same time. She recommended that on plans L-1 and L-2, Pigeon Plum trees be replaced with the same size Live Oak trees, and the Silver Buttonwood shrubs be replaced with Green Buttonwood shrubs. Mr. Aguirre agreed to the recommendations.

Vice-Chair Lee recommended that the island in the cul-de-sac be planted with a specimen tree such as a 20-foot over all Live Oak and that ferns be planted around it “below the drip line.” Mr. Aguirre agreed to the recommendation.

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Mr. Breslau expressed concern about the intended street lights. That led to a brief discussion as Chair Venis noted that the neighbors had requested not to have any light spillage onto their property. Ms. Bazinet advised that the plans were submitted with the incorrect light fixtures as they did not meet the Rural Lifestyle Initiative. Mr. Aguirre agreed to Mr. Breslau's recommendations that they would not be using the M-400 Luminaire as indicated in the plans, that the lights would meet the standards of the rural lifestyle design and be appropriately decorative. Mr. Breslau was familiar with the Florida Power and Light "colonial style" light fixture which had a black cap on the top to prevent upward light from spilling out. He said that the light wattage could be brought down to 250 in order not to exceed their light level.

Mr. Evans made a motion, seconded by Vice-Chair Lee, to approve based on the "Planning Department comments" [Staff found the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.] and the following: 1) to delete the Pigeon Plum trees and replace them with Live Oak 14- to 16-foot; 2) substitute Silver Buttonwood shrubs with Green Buttonwood shrubs; 3) in the cul-de-sac circle, install one 20-foot Oak with ferns below so there would be no sod; 4) on the specified light fixture, they were to be replaced with fixtures that were compatible with the rural lifestyle ordinance and could be similar to the FPL colonial style as long as the light did not shine upward; 5) that the roads, sidewalks, swales, street trees and irrigation would all be installed before the first Certificate of Occupancy. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 5-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

Ms. Gale advised the Committee of State Statute 286.012 – voting requirement at meetings of governmental bodies. Committee members understood that they could abstain from voting on an official decision, ruling, or other official act only when there appeared to be a conflict of interest.

Ms. Gale advised that on Tuesday, November 11th, Town Hall would be closed in observance of Veterans' Day which was when the Committee was scheduled to meet. Also, the second meeting in November was the Tuesday before Thanksgiving. After a brief discussion it was decided that the Committee would meet once in November on Wednesday, November 12th.

Mr. Evans made a motion, seconded by Mr. Engel, to set the meeting in November to the 12th and that would be the only meeting for that month. For December, the Committee would have one meeting on December 9th. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Mr. Quigley advised that staff would be stepping in to clarify motions in order to avoid any misunderstandings in conveying the motion to Town Council. He appreciated the Committee's understanding in those types of issues.

Vice-Chair Lee had been told that there was an ordinance prohibiting her from attending a meeting to which she had been invited to between a developer and the Landscape staff of the Planning and Zoning Division. She asked if that was correct. Both Mr. Quigley and Ms. Bazinet agreed that she had been misinformed by the developer and assured her that she was allowed to be present.

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Mr. Breslau advised that the traffic circle at Hiatus Road and SW 26 Street had been graded in preparation for landscaping and asked if drought tolerant plants would be installed. His concern was that other traffic circles in the Town had plantings that were not doing well. Mr. Breslau recommended that if irrigation was not provided, then they needed to select the correct type of plants for that location.

Mr. Lee indicated that he had heard that large boulders were to be placed in the center of the circle. Mr. Breslau had hoped that Dixie Landscape may consider donating a tree. Vice-Chair Lee asked if there was a plan of action for landscaping the circle and to call her if there was not. She would see what she could do.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 4:56 p.m.

Date Approved: _____

Chair/Committee Member